

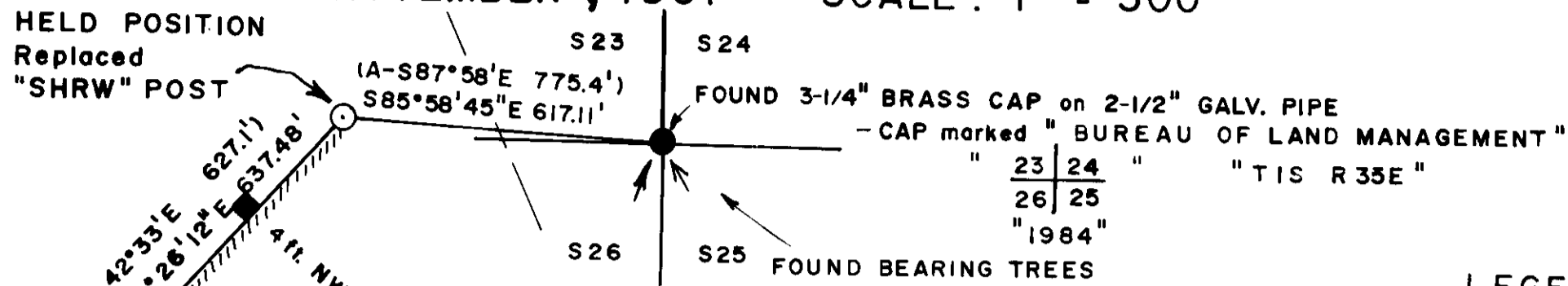
OREGON STATE PARKS & RECREATION DEPARTMENT
 SURVEY OF A PORTION OF
 BLUE MOUNTAIN FOREST WAYSIDE
 NE 1/4 & SE 1/4, SECTION 26, T.1S., R.35E., W.M.
 UMATILLA COUNTY, OREGON

OREGON STATE PARKS
 525 TRADE STREET S.E.
 SALEM, OREGON 97310
 Phone No. (503) 378-6821

NOVEMBER, 1991 SCALE: 1" = 300'

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JULY 28, 1985
 ANDREW T. BLACHLY
 2168



LEGEND

- FOUND MONUMENT - see corner form
- SET 5/8" X 30" IRON ROD with Yellow Plastic Cap
 1-1/4" Diameter marked "OREGON STATE PARKS"
- () = record data from original 1882 G.L.O. survey by Rufus S. Moore
- (A-) = record data from Deed Book 133 Page 102-106
- ▬ PARK BOUNDARY AND MEANDERING CONTINUOUS FENCE
- FOUND 4"X4" WOOD POST marked "SHRW" (STATE HIGHWAY RIGHT-OF-WAY)
- APPROXIMATE CENTERLINE HIGHWAY PAVEMENT



SCALE: 1" = 300'

BASIS OF BEARINGS:
 SOLAR OBSERVATION TAKEN NEAR SOUTH 1/4 CORNER
 SECTION 36, T.1S., R.35E., W.M.
 A SECOND SOLAR OBSERVATION TAKEN NEAR
 SECTION CORNER COMMON TO SECTIONS 23, 24, 25 & 26
 AGREED VERY CLOSELY WITH THIS BEARING BASIS.

NARRATIVE

Purpose of this survey was to establish and mark a portion of the boundary of the Blue Mountain Forest Wayside Park as shown.

Part of state ownership recorded June 13, 1927 as the sixth parcel in deed book 133, page 102 was the basis for this survey. The grantor in that deed is the current adjacent owner, so only the original parties to that deed have been and are involved. Oregon State Parks and its parent agency, Oregon State Highway, have designated that deed as #P-46.

Several large discrepancies between the deed and the ground conditions became apparent during our survey.

The ground position of a found white wood post (State Highway right-of-way type) approximately at a fence line angle point was approximately 317.5 feet westerly from the deed point of beginning, instead of "approximately 475.4 feet" as stated in the deed's closing course, a discrepancy of about 158.3 feet. (This post was found at 617.11 feet westerly of the Northeast corner of Section 26.)

In addition, the bearings of the deed appear to be based on the Highway realignment shown on State Highway drawing #3B-23-7, which are rotated 1°38' from the original right-of-way alignment shown on the same map. This rotation would very nearly account for 160 feet of difference if it occurred at the southwest corner of the parcel, which point is also the southwest corner of Section 25 as called for in the deed.

It appears that one of two errors was made, both leading to the same final property line location:

- 1) Possibly the present general position of this property line is in its intended and original location, and has been preserved in place since first conveyed. If so, the deed of conveyance was miswritten, possibly due to the change in bearing basis of highway centerline as mentioned above. The fence line shape and dimensions, and the position of standing and fallen white highway right-of-way type posts closely follow the shape of the deed, but are rotated approximately 1°38' about the said section corner;
- 2) Possibly the 1°38' bearing difference was accidentally used in error by previous state surveyors (none of whom left any written records) to mark the boundary starting at the said section corner. If so, it has been thus marked and used and approximately fenced to for many years.

In either case, the line apparently marked by previous state surveyors and approximately fenced to by the seller was held by us as the best available evidence of intent of deed parties, and the rotated record positions of lines and angle points were monumented and marked.

We investigated the possibility that the original deed description position might have actually been intended as the line. A thorough search was made, but no monumentation or other evidence was found to substantiate this.

Property line corner monuments found and set were tied (using a 10 second PX10D Pentax optical total station) as part of a closed traverse or double tied.

Deed Book 166
 Page 390
 Deed Book 239
 Page 80

PARK
 PARCEL P-46
 by Deed Book 133
 Pages 102-106

FOUND 2-1/2" ALUMINUM CAP
 on 2-1/2" ALUMINUM PIPE
 with BEARING TREES

(EAST 40 Chains = 2640')
 N 89° 43' 58" E 2647.06'

FOUND 3" BRONZE CAP
 on 1/2" GALVANIZED PIPE
 with BEARING TREES

RECEIVED BY

Umatilla County Surveyor

Date 12-91

Rec'd By AK

No. 91-103-B

1/4 CORNER